

183.0

0002

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

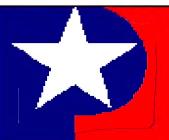
602,800 / 602,800

USE VALUE:

602,800 / 602,800

ASSESSED:

602,800 / 602,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
34		GOLDEN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JORDAN VIRGINIA LIFE ESTATE
Owner 2:	
Owner 3:	

Street 1: 34 GOLDEN AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: JORDAN VIRGINIA R/ LIFE ESTATE -

Owner 2: -

Street 1: 34 GOLDEN AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 7,640 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1948, having primarily Vinyl Exterior and 1028 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7640		Sq. Ft.	Site		0	70.	0.85	7									454,441						454,400	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
101										602,800				123477	
7640.000										454,400				GIS Ref	
148,400										602,800				GIS Ref	
454,400										Entered Lot Size				Insp Date	
602,800										Total Land:				05/17/18	
Source: Market Adj Cost										Land Unit Type:				05/17/18	

PREVIOUS ASSESSMENT										Parcel ID				183.0-0002-0003.0				
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date								
2020	101	FV	148,500	0	7,640.	454,400	602,900	602,900	Year End Roll	12/18/2019								
2019	101	FV	137,600	0	7,640.	454,400	592,000	592,000	Year End Roll	1/3/2019								
2018	101	FV	137,600	0	7,640.	383,000	520,600	520,600	Year End Roll	12/20/2017								
2017	101	FV	137,600	0	7,640.	350,600	488,200	488,200	Year End Roll	1/3/2017								
2016	101	FV	137,600	0	7,640.	298,600	436,200	436,200	Year End	1/4/2016								
2015	101	FV	136,900	0	7,640.	259,700	396,600	396,600	Year End Roll	12/11/2014								
2014	101	FV	136,900	0	7,640.	240,200	377,100	377,100	Year End Roll	12/16/2013								
2013	101	FV	148,100	0	7,640.	228,500	376,600	376,600		12/13/2012								

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2016	101	FV	137,600	0	7,640.	298,600	436,200</											

EXTERIOR INFORMATION

Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Fair	22 223332 643-4098 / PDAS.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6	BRs: 3
	Baths: 1	HB

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1948
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	3 - Hardwood
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			
Economic:			
Special:			
Override:			
	Total:	35.6	%

CALC SUMMARY

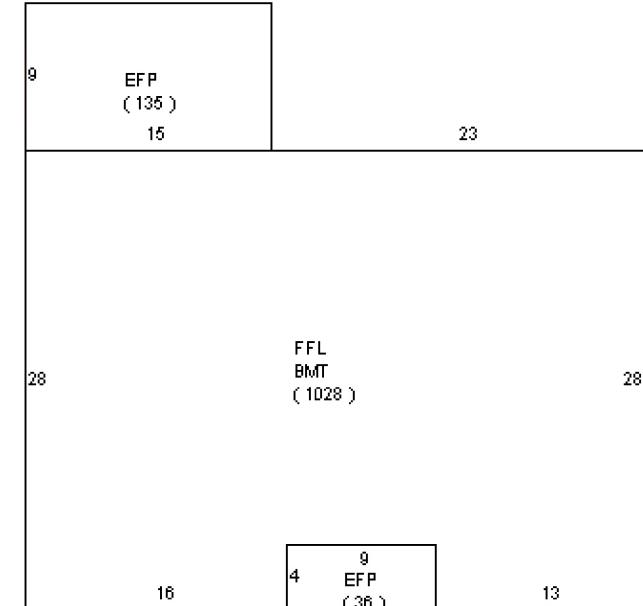
Basic \$ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98402047
Adj \$ / SQ:	126.201
Other Features:	54500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	230415
Depreciation:	82028
Depreciated Total:	148387

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	126.20	
Special Features:	0	Val/Su Net:	66.64	
Final Total:	148400	Val/Su SzAd:	144.36	

PARCEL ID

183.0-0002-0003.0

SKETCH**MOBILE HOME**

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total:

**AssessPro Patriot Properties, Inc**